

October 10, 2007

City of Las Vegas Planning and Development  
731 South Fourth Street  
Las Vegas, NV 89101

***Re: Amended Site Development Review for 16.4 acres of the original 38.6 acre SDR on the Southwest corner of Lone Mountain and Puli in the City of Las Vegas, Nevada. (APN #137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002)***

To Whom It May Concern:

This project is generally located on the Southwest corner of the Lone Mountain and Puli Alignments and is currently undeveloped. These parcels are designated as Medium-Low in the Lone Mountain West Master Plan which allows up to 12 units per acre. This application is for an Amended Site Development Plan Review, amending the northern 16.4 acres (APN #137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002) while the southern 22.2 acres remains unchanged (APN #137-01-201-011, 137-01-201-012, 13701301001 and 137-01-301-002). The previous Site Development Plan Review was for single-family residential on the entire 38.6 acres. With the amendment to the southern 16.4 acres to multi-family residential and a density of 18 units per acre (296 units), the overall 38.6 acres will have a density of 10.85 units per acres, well below the 12 duu threshold. The following justification letter will address the need for the project and its compatibility with surrounding uses.

The site plan being presented to you shows 2 and 3 story multi-family buildings in 12 and 18 units building designs. The 3 story buildings are 39'5" from finished floor to the highest ridge. The 2 story buildings are 29'-3 1/2" from finished floor to the highest ridge. The 2 bedroom units are a dual master setup, with a bedroom and full bath at each end of the unit. The 3 bedroom units have dual masters, however at the entry is a den/third bedroom option. The parking count assumes that all of the 3 bedroom type units have the third bedroom and not the den. The 3 story buildings are isolated to the northern most 5 acre parcel (137-01-101-001). The existing houses to the east of this parcel sit well below the site and have a 12 to 14 foot retaining wall in their rear yard. Therefore, the 3 story building will have minimal impact on the existing residences. Further buffering the residences to the east is the centralized design of the project. Landscaping is pushed out to the perimeter, then parking, then more landscaping, then the building. At a distance of over 80 to the property line, the buildings towards the southern end of the property are sensitive to the future residents sight lines. The southern 10 acres only have 2 story buildings at 29'-3 1/2" high which further helps sight line issues.

The site is designed with an abundance of open space and parking also. Open space was calculated using the density x 1.65 x gross area/100. The required open space is 212,302 SF (4.87 acres) and we have provided 233,989 SF (5.37 acres). An excess of 21,687 SF (0.5 acres) has been provided. Parking was calculated in a conservative manner. All 3 bedrooms, even though a den option exists, were used in calculating parking for those type units. 236 -2 bedroom units require 413 parking spaces and 60-3 bedroom units require 120 parking spots. Guest spots for 296 units are 50 spaces. The total parking count required is 583 spaces. 625 parking spaces have been provided. In addition to the abundance of open space and parking is the addition of wonderful amenities. A tremendous clubhouse with a workout area, meeting room and outdoor pool area has been provided. An additional pool has been provided. Sand volleyball courts, picnic areas, and sitting areas have been strategically placed throughout the site.

This design on this site demonstrates the willingness of a developer to work with the City to provide and enhanced site plan that is sensitive to the existing and future neighborhood. The abundance of parking, open space, and extra amenities will make this project very successful and a very nice addition to the City of Las Vegas. If you have any questions feel free to give me a call at any time.

Sincerely,

  
David Brown, PE  
Development Consulting Services, LLC  
702-807-1554

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